

## Sweetwater

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### Overview

There are no increases in commercial, office or industrial lands within this Planning Area as the community is built-out, and a majority of the commercial needs are served by neighboring jurisdictions.

### Key Issues

Commercial, industrial and office needs are primarily met by adjacent jurisdictions (Chula Vista and National City).

### Planning Group Direction

One commercial request submitted to modify proposed residential to General Commercial. Planning Group voted to maintain a residential designation due to similar adjacent uses (residential) and to reduce further impacts to Bonita Road. *(Property owner may now be in favor of residential designation.)*

### Additional Staff Analysis/ Recommendations

Staff supports Planning Group direction.

### Planning Commission Recommendations

The Planning Commission concurs with staff's recommendations.

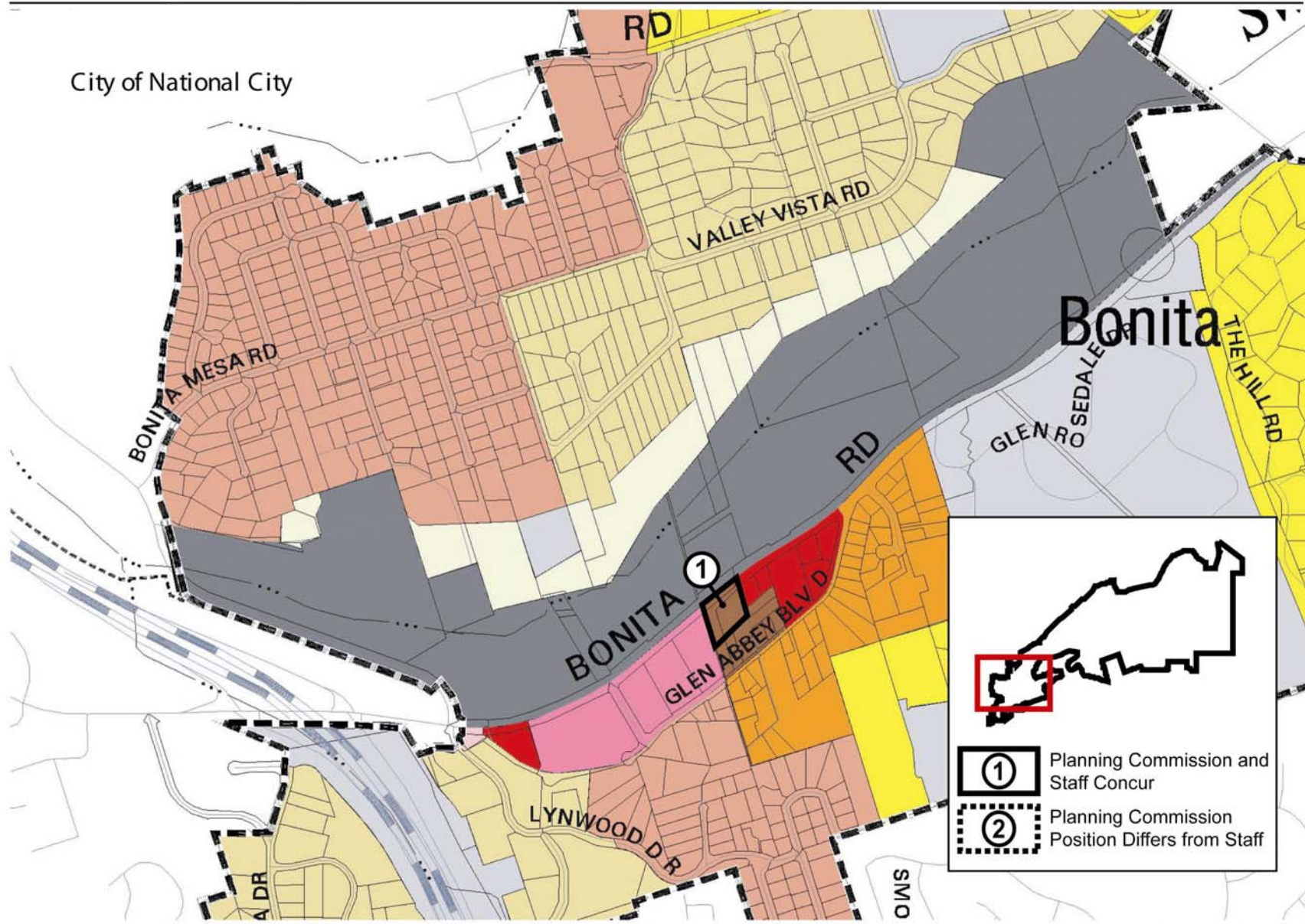
### ERA Needs Analysis *(all numbers in gross acres)*

	<b><i>Projected Demand</i></b>	<b><i>Existing General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>	<b><i>Proposed General Plan</i></b>	<b><i>Surplus/ (Deficit)</i></b>
Commercial	35	33	(2)	33	(2)
Industrial	13	0	(13)	0	(13)
Office	10	15	5	15	5

*Note: All numbers are rounded to the nearest whole number.*

*Source: Economics Research Associates, County of San Diego*

**Sweetwater (portion of)**



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
1	<b><u>Staff</u></b> (VR-24) Village Residential  <b><u>Planning Commission</u></b> Concur with staff	(VR-24) Village Residential	(C-1) General Commercial <b>(Keubler; Green)</b>	<i>Total Area:</i> 1.44 acres  <i>Current Use:</i> Undeveloped  <i>Existing GP:</i> (5) Residential	<ul style="list-style-type: none"> <li>• Compatible with adjacent land use of higher density and single family residential</li> <li>• Desire to alleviate further traffic congestion and curb-cuts along Bonita Road which may result with General Commercial development</li> </ul>